

ORDINANCE NO. 3860

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

WARD-MUDGE ANNEXATION

APPROXIMATELY 3.68 ACRES

**LOCATED AT 3113 AND 3117 E ½ ROAD AND A PORTION OF THE E ½
ROAD RIGHT-OF-WAY**

WHEREAS, on the 7th day of December, 2005, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of January, 2006; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

WARD-MUDGE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 10, and assuming the North line of the NW 1/4 SW 1/4 of said Section 10 to bear N89°59'33"E with all bearings contained herein relative thereto; thence N89°59'33"E along the North line of the NW 1/4 SW 1/4 of said Section 10 a distance of 524.37 feet to the Point of Beginning; thence N89°59'33"E continuing along the North line of the NW 1/4 SW 1/4 of said Section 10, a distance of 366.26 feet to the Northwest corner of the Bretsel Annexation, Ordinance No. 3642, City of Grand Junction; thence S00°00'56"E along the West line of said Bretsel Annexation a distance of 467.08 feet; thence S89°59'28"W a distance of 303.65 feet; thence N00°01'47"W a distance of 169.85 feet; thence S89°59'28"W a

distance of 62.49 feet; thence N00°01'47"W a distance of 297.24 feet to the Point of Beginning.

Said parcel contains 3.68 acres (160,432 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7th day of December, 2005 and ordered published.

ADOPTED on second reading this 18th day of January, 2006.

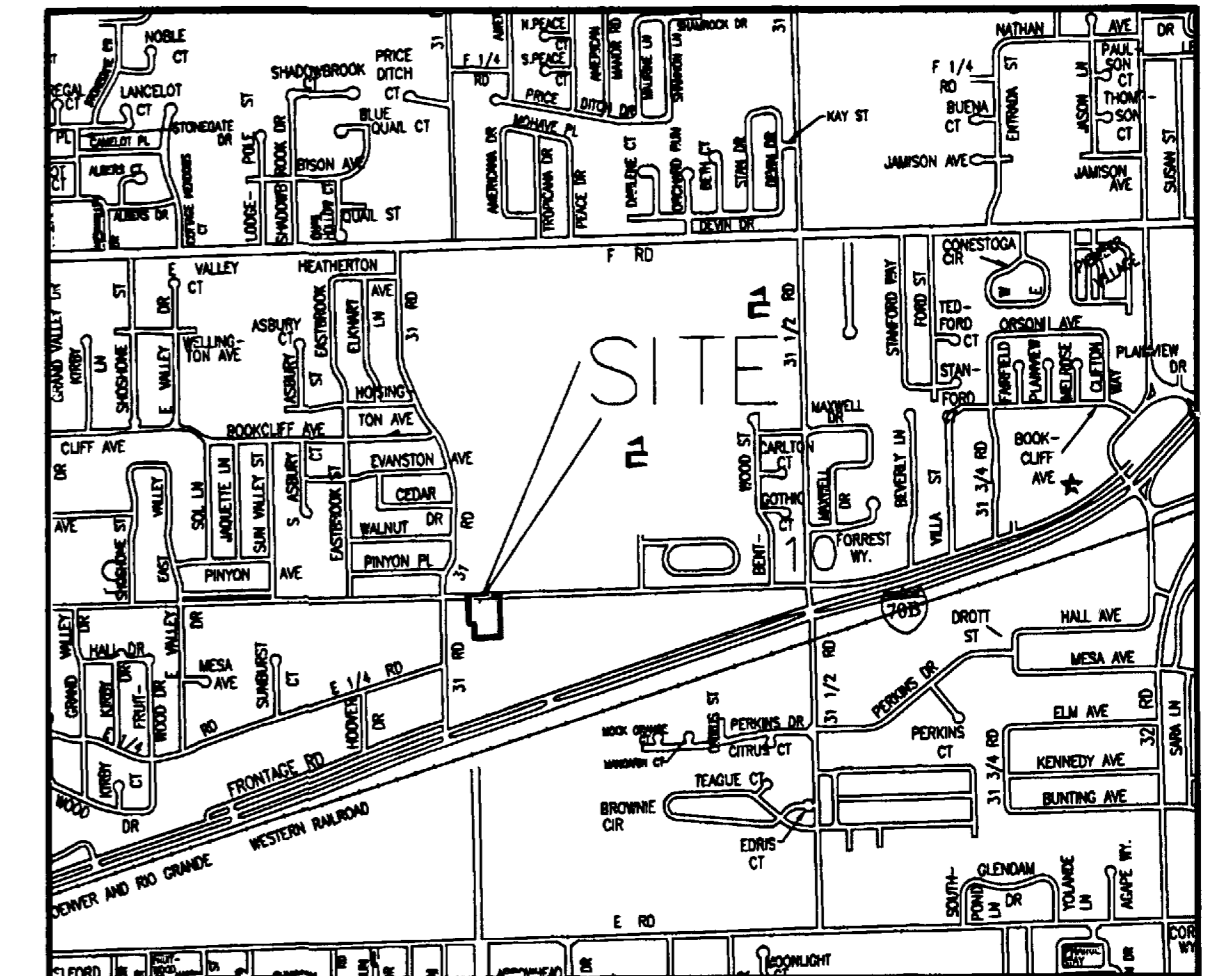
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

WARD / MUDGE ANNEXATION

SITUATE IN THE NW 1/4 SW 1/4 OF SECTION 10, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

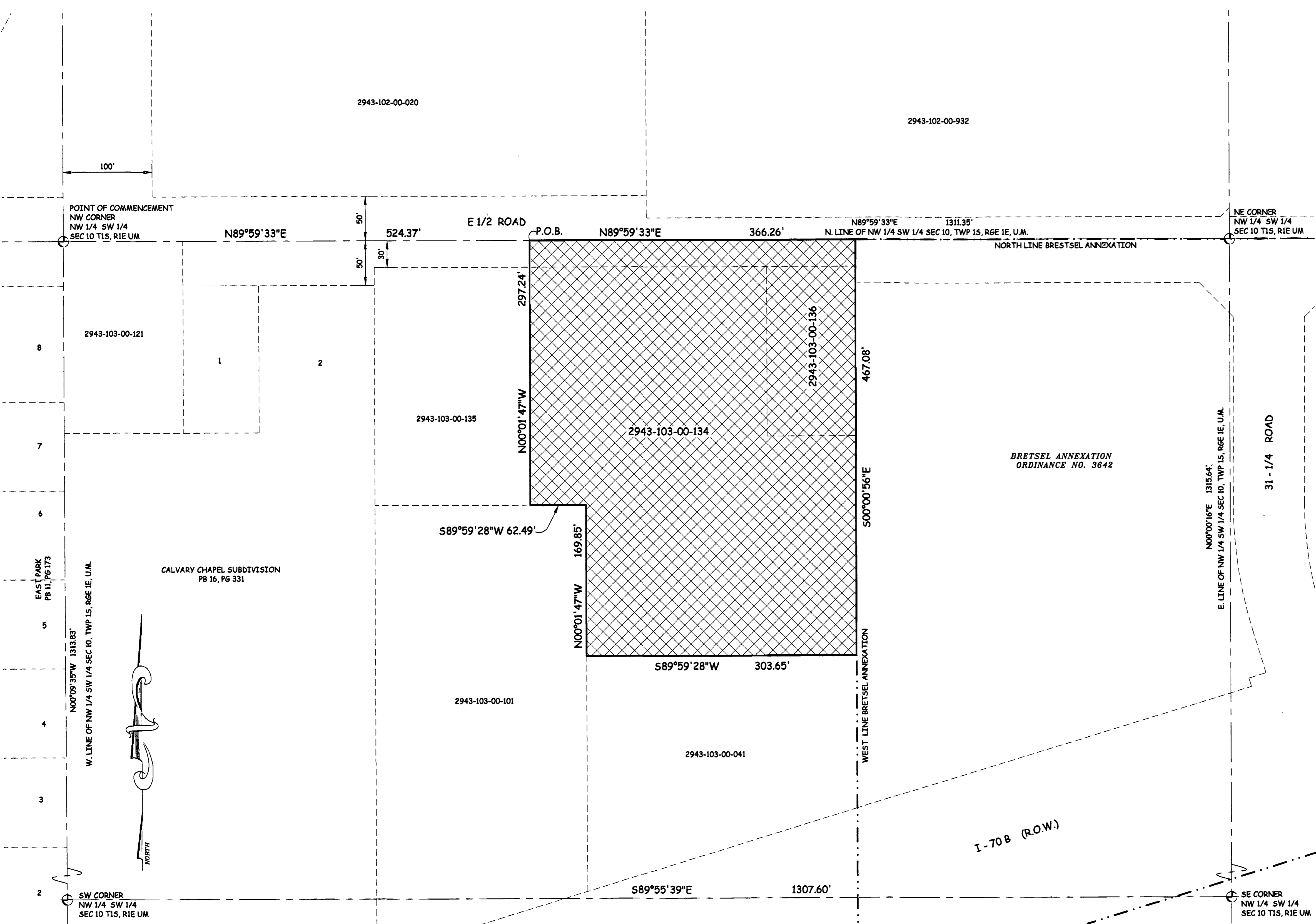


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 10, and assuming the North line of the NW 1/4 SW 1/4 of said Section 10 to bear N89°59'33"E with all bearings contained herein relative thereto; thence N89°59'33"E along the North line of the NW 1/4 SW 1/4 of said Section 10 a distance of 524.37 feet to the Point of Beginning; thence N89°59'33"E continuing along the North line of the NW 1/4 SW 1/4 of said Section 10, a distance of 366.26 feet to the Northwest corner of the Bretsel Annexation, Ordinance No. 3642, City of Grand Junction; thence S00°00'56"E along the West line of said Bretsel Annexation a distance of 467.08 feet; thence S89°59'28"W a distance of 303.65 feet; thence N00°01'47"W a distance of 169.85 feet; thence S89°59'28"W a distance of 62.49 feet; thence N00°01'47"W a distance of 297.24 feet to the Point of Beginning.



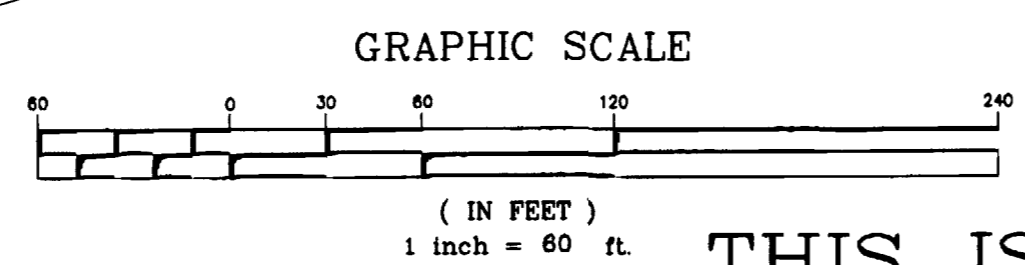
AREA OF ANNEXATION

ANNEXATION PERIMETER	1666.57 FT
CONTIGUOUS PERIMETER	467.08 FT.
AREA IN SQUARE FEET	160,432***
AREA IN ACRES	3.68

***CONTAINS 10,988 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



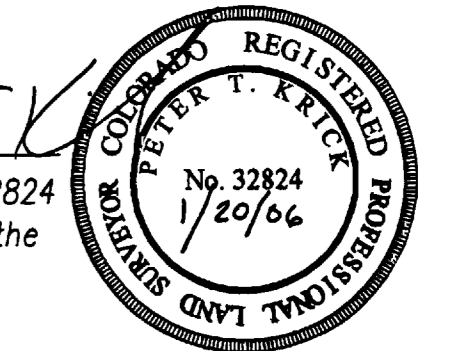
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EFFECTIVE DATE
FEBRUARY 19, 2006

THIS IS NOT A BOUNDARY SURVEY

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Peter T. Krick
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: JANUARY 20, 2006



Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	T.L.P.	DATE	11-29-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 60'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

WARD / MUDGE ANNEXATION
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